


Exhibit 12

Current Owner: Probst Family Revocable Living / Probst Timothy A

Vesting: Living Trust
2024 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
05/01/2024	Deed Transfer	\$985,000			Probst Family Revocable Living / Probst Timothy A	1515 Lucas Lane- Redlands LLC
	Sale Date: 04/16/2024 Title: Lawyers Title		Doc Type: Deed Transfer		Doc #: 2024.101560	
01/19/2024	Deed Transfer				1515 Lucas Lane-Redlands LLC	Jordan Ronnie
	Sale Date: 01/19/2024 Title: None Listed On Document		Doc Type: Deed Transfer		Doc #: 2024.15442	
01/19/2024	Deed Transfer				Jordan Ronnie	Jordan Phyllis
	Sale Date: 01/19/2024 Title: None Listed On Document		Doc Type: Deed Transfer		Doc #: 2024.15441	
01/19/2024	Deed Transfer	\$950,000			Jordan Ronnie	Mowbray Waterman Property LLC
	Sale Date: 01/19/2024 Title: None Listed On Document		Doc Type: Deed Transfer		Doc #: 2024.15440	
05/10/2019	Deed Transfer				Mowbray Waterman Property LLC	Sunstreet Energy Group LLC
	Sale Date: 05/08/2019 Title: Ticor Title Company Of Ca		Doc Type: Deed Transfer		Doc #: 2019.151326	
05/10/2019	Deed Transfer	\$691,500			Mowbray Waterman Property LLC	Redlands Poiner LLC
	Sale Date: 05/06/2019 Title: Fidelity National Title Co		Doc Type: Deed Transfer		Doc #: 2019.151325	

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

Electronically Recorded in Official Records, County of San Bernardino

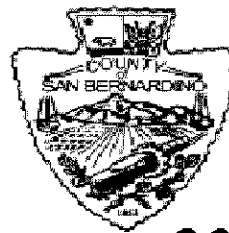
5/10/2019
01:49 PM
ALS

RECORDING REQUESTED BY:
Ticor Title Company of California

Escrow No.: 00601225-005-SM5
Title No.: 00601225

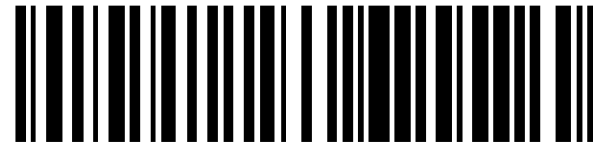
**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Sunstreet Energy Group, LLC
730 NW 107 Avenue
Miami, FL 33172
Attn. Elizabeth Gherardi



BOB DUTTON
ASSESSOR - RECORDER - CLERK
688 Fidelity National Title MA

Doc# 2019-0151326



Titles	1	Pages	4
Fees		23.00	
Taxes		.00	
CA SB2 Fee		.00	
Others		.00	
Paid		23.00	

APN: 0168-071-62-0-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in
connection with a transfer subject to the imposition of
documentary transfer tax

Concurrently herewith

QUITCLAM DEED
DOCUMENT TITLE

SEPARATE PAGE - PURSUANT TO GOVERNMENT CODE 27361.6

RECORDING REQUESTED BY:

NORTH AMERICAN TITLE INSURANCE
COMPANY

WHEN RECORDED MAIL TO:

SunStreet Energy Group, LLC
730 NW 107 Avenue
Miami, FL 33172
Attn: Elizabeth Gherardi

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

AFFECTING GRANT OF EASEMENTS FOR SOLAR ENERGY EQUIPMENT

For valuable consideration, receipt of which is acknowledged, SunStreet Energy Group, LLC, a Delaware limited liability company ("**Grantor**") remises, releases and quitclaims to Mowbray Waterman Property, LLC ("**Grantee**"), being the owner(s) of the real property 1515 Lucas Lane, Redlands, CA 92374 ("**Property**") in San Bernardino County, California described on **Exhibit A** attached to and incorporated in this Quitclaim Deed, any and all right, title and interest in the easement rights and all other rights reserved by Grantor in the Grant of Easements for Solar Energy Equipment ("**Solar Easement**") recorded against the Property described in the Solar Easement on December 19, 2017 at Reception No. 2017-0540231 in the Records of said County. This Quitclaim Deed is intended to fully but solely release Grantee and the Property from the encumbrance and affect of the Solar Easement. This Quitclaim Deed does not release, quitclaim or affect any other real property interests encumbered by the Solar Easement.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged, before me, Jennifer Reyes, Notary Public, on May 8, 2019, by Julia Herdocia, as Authorized Signatory for SunStreet Energy Group, LLC.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GRANTOR:

SUNSTREET ENERGY GROUP, LLC,
a Delaware limited liability company

By:

Print Name: Julia Herdocia

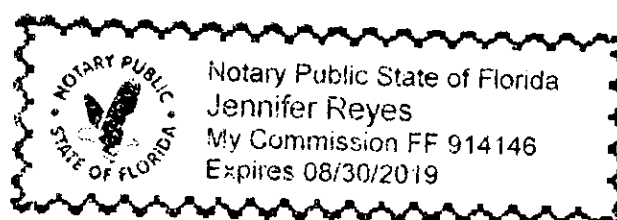
Title: Authorized Signatory

Signature

Personally known ☒

OR Produced Identification ☐

Type of Identification Produced



**EXHIBIT A
TO
QUITCLAIM DEED
AFFECTING GRANT OF EASEMENTS FOR SOLAR ENERGY EQUIPMENT**

LEGAL DESCRIPTION OF PROPERTY

[insert legal description below or attach additional page]

EXHIBIT "A"

**LOT 46 OF TRACT NO. 18979, IN THE CITY OF REDLANDS, AS SHOWN ON MAP
FILED IN BOOK 347, PAGES 1 THROUGH 5, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.**

APN: 0168-071-62-0-000

Electronically Recorded in Official Records, County of San Bernardino

5/10/2019
01:49 PM
ALS

RECORDING REQUESTED BY:

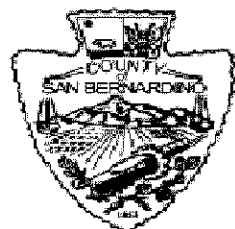
Fidelity National Title Company

Escrow No.: 00601225-005-SM5

Title No.: 992-30006979-A-KC6

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Gloria Mowbray
1515 Lucas Lane
Redlands, CA 92374



BOB DUTTON

ASSESSOR - RECORDER - CLERK

688 Fidelity National Title MA

Doc# **2019-0151325**



Titles	1	Pages	11
Fees		44.00	
Taxes		760.65	
CA SB2 Fee		.00	
Others		.00	
Paid		804.65	

APN: 0168-071-62-0-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in connection
with a transfer subject to the imposition of documentary transfer tax

Concurrently herewith

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 760.65 CITY TAX \$ 0.00

- ☒ computed on full value of interest or property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Redlands, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Redlands Pioneer, LLC, a Delaware limited liability company

hereby GRANT(s) to

**Mowbray Waterman Property, LLC, A California limited liability
company**

~~XXXXXX~~
~~Gloria Mowbray~~

the following real property in the County of **San Bernardino**, State of California:

Legal Description exhibit A, attached hereto and made a part hereof.

Addendum to Grant Deed attached hereto and made a part hereof.

Document Date: May 6, 2019

GRANTOR

Redlands Pioneer, LLC, a Delaware limited liability company

By: **Diversified Pacific Communities, LLC,**
a Delaware limited liability company
its **Managing Member**


By: **Kristinna Sellers**
Authorized Signer

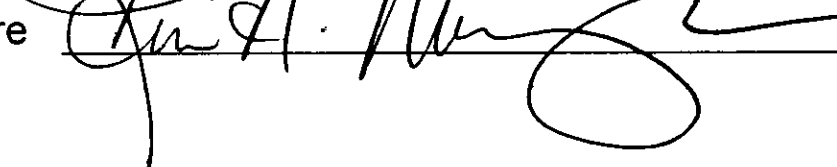
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino) SS:
On May 6, 2019 before me, Kim A. Maenza
a Notary Public, personally appeared Christinna Sellers

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

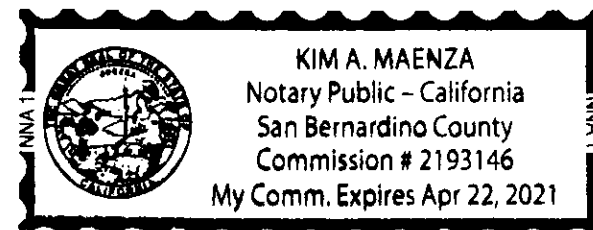


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED REDLANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 46 OF TRACT NO. 18979, IN THE CITY OF REDLANDS, AS SHOWN ON MAP FILED IN BOOK 347, PAGES 1 THROUGH 5, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

**ADDENDUM TO GRANT DEED
RE SB 800**

Fit and Finish Limited One Year Warranty. Grantee, by accepting title to the subject property, hereby acknowledges that Grantor has provided, and Buyer has received, Grantor's Fit and Finish One Year Limited Warranty. Grantee shall cause a copy of such Fit and Finish One Year Limited Warranty to be provided to any subsequent purchaser of the subject property who acquires the property on or before the first anniversary of the date of the recordation of this Grant Deed in the official records of the county in which the subject property is located.

Maintenance and Preventive Maintenance Recommendations. Grantee, by accepting title to the subject property, hereby acknowledges that Grantor has provided, and Buyer has received, all maintenance and preventive maintenance recommendations that pertain to the subject property as of the date such information was compiled by Grantor. Notwithstanding the foregoing, Grantor and Grantee acknowledge that as of the date hereof, all such relevant information may not be available and, therefore, Grantor shall have the right, by written notice to Grantee, to supplement and/or amend such maintenance and preventive maintenance recommendations from time to time. Nothing in the maintenance and preventive maintenance recommendations provided by Grantor to Grantee is intended to constitute, or shall be interpreted to constitute, "enhanced protection agreement" as defined in Section 901 of the California Civil Code. Grantee agrees that Grantee shall faithfully follow all such maintenance and preventive maintenance recommendations and Grantee shall cause any tenant of Grantee to follow all such recommendations. Grantee agrees that Grantee shall provide all such maintenance and preventive maintenance recommendations to any subsequent purchaser of the subject property from Grantee.

Products Maintenance, Preventive Maintenance and Limited Warranty Information. Grantee, by accepting title to the subject property, hereby acknowledges that Grantor has provided, and Buyer has received, all manufactured product maintenance, preventive maintenance and limited warranty information that pertain to the subject property as of the date such information was compiled by Grantor. Notwithstanding the foregoing, Grantor and Grantee acknowledge that as of the date hereof, all such relevant information may not be available and, therefore, Grantor shall have the right, by written notice to Grantee, to supplement and/or amend such manufactured product maintenance, preventive maintenance and limited warranty information from time to time. Nothing in the products maintenance, preventive maintenance and limited warranty information provided by Grantor to Grantee is intended to constitute, or shall be interpreted to constitute, "enhanced protection agreement" as defined in Section 901 of the California Civil Code. Grantee agrees that Grantee shall faithfully follow all such maintenance recommendations contained in all such manufactured product maintenance, preventive maintenance and limited warranty information and Grantee shall cause any tenant of Grantee to follow all such recommendations. Grantee agrees that Grantee shall provide all such manufactured

product maintenance, preventive maintenance and limited warranty information to any subsequent purchaser of the subject property from Grantee.

SB 800 Procedures. Grantor hereby notifies Grantee of the existence of the pre-litigation procedures as set forth in Chapter 4 of Title 7 (commencing with Section 910) of Part 2 of Division 2 of the California Civil Code and further notifies Grantee that such procedures impact the legal rights of Grantee. Grantee acknowledges that Grantor has provided to Grantee a written copy of Title 7 of Part 2 (commencing with Section 895) of Division 2 of the California Civil Code. Grantee hereby acknowledges and agrees that Grantee shall provide such documents to any subsequent purchaser of the subject property from Grantee.

Indemnity of Grantor by Grantee. Grantee hereby agrees to indemnify, defend and hold Grantor harmless for any loss, costs or damages arising from Grantee's failure to carry out Grantee's obligations under the terms of this Addendum to Grant Deed re SB 800.

Covenants to Run With the Land. The subject property shall be held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the covenants, conditions, restrictions and other limitations set forth in this Addendum to Grant Deed re SB 800 (collectively, the "**Restrictions**"). The Restrictions are intended and shall be construed as covenants and conditions running with and binding the subject property and equitable servitudes upon the subject property, and every part thereof, and all and each of the Restrictions shall be binding upon and burden all persons having or acquiring any right, title or interest in the subject property (during their ownership of such interest), or any part thereof, and their successors and assigns. Restrictions shall inure to the benefit of Grantor and its successors and assigns. The Restrictions shall terminate and be of no further force or effect upon the first to occur of (a) the expiration of all applicable statutes of limitations for the filing of a complaint or suit or other legal remedies against Grantor in any way relating to or arising out of the development, construction and sale of the subject property by Grantor, or (b) the date fifteen (15) years from the date of the recordation of this Grant Deed in the Official Records of the county in which the subject property is located.

Rights of Mortgagees. Notwithstanding any other provision of this Addendum to Grant Deed, no violation of any of the covenants, conditions or restrictions contained herein shall defeat or render invalid, affect or impair the lien or charge of any mortgage or deed of trust on the subject property made in good faith and for value, but such covenants, conditions and restrictions shall be binding upon and effective against any owner of the subject property, or any portion thereof, whose title thereto is acquired by foreclosure, trustee sale or otherwise under such mortgage or deed of trust.

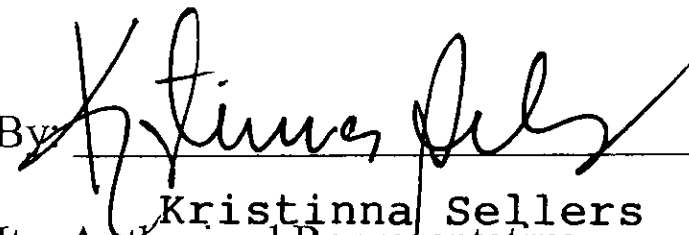
Affiliated Contractor. In the event any "affiliated contractor" (defined in Civil Code Section 911) is utilized in the construction of any of the improvements to the Property, the provisions of this Addendum shall apply to such contractor and the delivery of all SB 800-related notices, documentation and materials described above shall be

deemed given or delivered on behalf of such contractor. The parties intend and agree that any entity that falls within the definition of "affiliated contractor" is an intended third party beneficiary of the provisions of this Addendum.

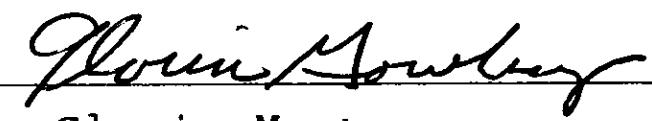
SELLER:

Redlands Pioneer, LLC
a Delaware limited liability company

By: DIVERSIFIED PACIFIC
COMMUNITIES, LLC.
a Delaware limited liability company,
Its: Managing Member

By: 
Kristinna Sellers
Its: Authorized Representative

BUYER(S): MowBray Waterman Property, LLC

 4-28-19
Gloria Mowbray,
Managing Member 4-28-19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

San Bernardino

On

May 6, 2019

before me,

Kim A. Maenza, Notary Public

Date

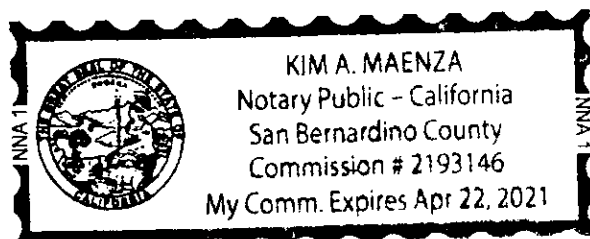
Here Insert Name and Title of the Officer

personally appeared

Keistinna Sellers

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kim A. Maenza

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____



Signer is Representing: _____

**ADDENDUM TO GRANT DEED
RE SB 800**

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Maintenance and Preventive Maintenance Recommendations. Grantee, by accepting title to the subject property, hereby acknowledges that Grantor has provided, and Buyer has received, all maintenance and preventive maintenance recommendations that pertain to the subject property as of the date such information was compiled by Grantor. Notwithstanding the foregoing, Grantor and Grantee acknowledge that as of the date hereof, all such relevant information may not be available and, therefore, Grantor shall have the right, by written notice to Grantee, to supplement and/or amend such maintenance and preventive maintenance recommendations from time to time. Nothing in the maintenance and preventive maintenance recommendations provided by Grantor to Grantee is intended to constitute, or shall be interpreted to constitute, "enhanced protection agreement" as defined in Section 901 of the California Civil Code. Grantee agrees that Grantee shall faithfully follow all such maintenance and preventive maintenance recommendations and Grantee shall cause any tenant of Grantee to follow all such recommendations. Grantee agrees that Grantee shall provide all such maintenance and preventive maintenance recommendations to any subsequent purchaser of the subject property from Grantee.

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Initials

Initials

product maintenance, preventive maintenance and limited warranty information to any subsequent purchaser of the subject property from Grantee.

SB 800 Procedures. Grantor hereby notifies Grantee of the existence of the pre-litigation procedures as set forth in Chapter 4 of Title 7 (commencing with Section 910) of Part 2 of Division 2 of the California Civil Code and further notifies Grantee that such procedures impact the legal rights of Grantee. Grantee acknowledges that Grantor has provided to Grantee a written copy of Title 7 of Part 2 (commencing with Section 895) of Division 2 of the California Civil Code. Grantee hereby acknowledges and agrees that Grantee shall provide such documents to any subsequent purchaser of the subject property from Grantee.

Indemnity of Grantor by Grantee. Grantee hereby agrees to indemnify, defend and hold Grantor harmless for any loss, costs or damages arising from Grantee's failure to carry out Grantee's obligations under the terms of this Addendum to Grant Deed re SB 800.

Covenants to Run With the Land. The subject property shall be held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the covenants, conditions, restrictions and other limitations set forth in this Addendum to Grant Deed re SB 800 (collectively, the "**Restrictions**"). The Restrictions are intended and shall be construed as covenants and conditions running with and binding the subject property and equitable servitudes upon the subject property, and every part thereof, and all and each of the Restrictions shall be binding upon and burden all persons having or acquiring any right, title or interest in the subject property (during their ownership of such interest), or any part thereof, and their successors and assigns. Restrictions shall inure to the benefit of Grantor and its successors and assigns. The Restrictions shall terminate and be of no further force or effect upon the first to occur of (a) the expiration of all applicable statutes of limitations for the filing of a complaint or suit or other legal remedies against Grantor in any way relating to or arising out of the development, construction and sale of the subject property by Grantor, or (b) the date fifteen (15) years from the date of the recordation of this Grant Deed in the Official Records of the county in which the subject property is located.

Rights of Mortgagees. Notwithstanding any other provision of this Addendum to Grant Deed, no violation of any of the covenants, conditions or restrictions contained herein shall defeat or render invalid, affect or impair the lien or charge of any mortgage or deed of trust on the subject property made in good faith and for value, but such covenants, conditions and restrictions shall be binding upon and effective against any owner of the subject property, or any portion thereof, whose title thereto is acquired by foreclosure, trustee sale or otherwise under such mortgage or deed of trust.

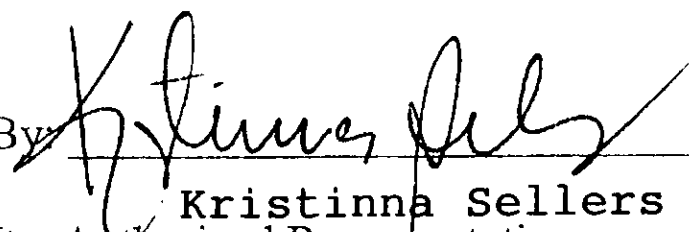
Affiliated Contractor. In the event any "affiliated contractor" (defined in Civil Code Section 911) is utilized in the construction of any of the improvements to the Property, the provisions of this Addendum shall apply to such contractor and the delivery of all SB 800-related notices, documentation and materials described above shall be

deemed given or delivered on behalf of such contractor. The parties intend and agree that any entity that falls within the definition of "affiliated contractor" is an intended third party beneficiary of the provisions of this Addendum.

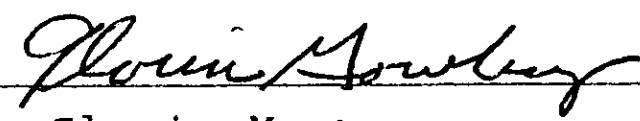
SELLER:

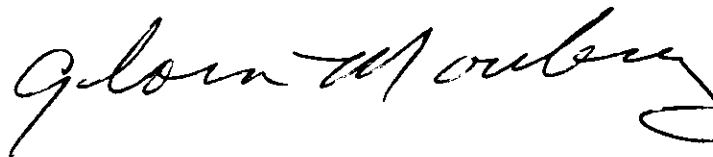
Redlands Pioneer, LLC
a Delaware limited liability company

By: DIVERSIFIED PACIFIC
COMMUNITIES, LLC.
a Delaware limited liability company,
Its: Managing Member

By: 
Kristinna Sellers
Its: Authorized Representative

BUYER(S): Mowbray Waterman Property, LLC

 4-28-19
Gloria Mowbray,
Managing Member 4-28-19



CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN BERNARDINO

On MAY 09, 2019 before me, GEORGE RUIZ, NOTARY PUBLIC,
(here insert name and title of the officer)

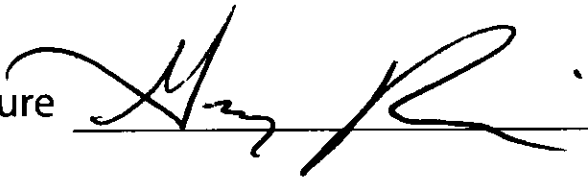
personally appeared GLORIA MOWBRAY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

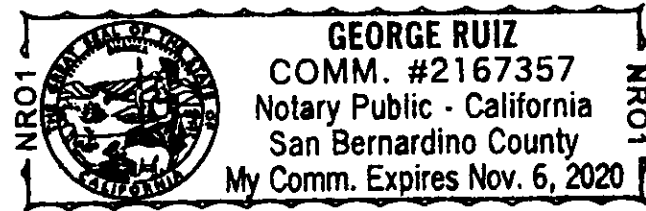
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of ADDENDUM TO GRANT

DEED RE SB 800
containing 03 pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

Recording Requested by:

Ronnie Jordan

WHEN RECORDED MAIL TO:

CATANZARITE LAW CORPORATION
c/o Kenneth J. Catanzarite
2331 West Lincoln Avenue
Anaheim, CA 92801



Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2024-0015440

01/19/2024
04:04 PM
SAN

Titles: 1 Pages: 4

Fees	\$23.00
Taxes	\$1045.00
CA SB2 Fee	\$0.00
Total	\$1068.00

J6748

APN: 0168-071-62-0-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 1,045.00

Exempt: n/a

City of Redlands

..X..Computed on the consideration or value of property conveyed; OR

.....Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mowbray Waterman Property, LLC, a California limited liability company

does hereby GRANT to

Ronnie Jordan, a married man as his sole and separate property

the real property in the City of Redlands, County of San Bernardino, State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Commonly Known as: 1515 Lucas Lane, Redlands, CA 92374

Dated: January 19, 2024

Robin Mowbray, Its Manager and Member

*Mowbray Waterman Properties,
LLC*

MAIL TAX STATEMENTS TO: SAME AS ABOVE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On Jan 19, 2024 before me, Patricia A. Malone, Notary Public personally appeared Robin Elaine Mobray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia A. Malone

(Seal)

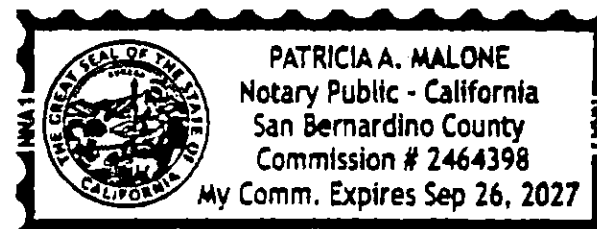


Exhibit A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED REDLANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 46 OF TRACT NO. 18979, IN THE CITY OF REDLANDS, AS SHOWN ON MAP FILED IN BOOK 347, PAGES 1 THROUGH 5, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.